

subdivider to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages or other dues for such violation.

12. Invalidation of any one of these covenants. Judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

AND the said James Keelty, Jr., and Louise H. Keelty, his wife, and the said Joseph S. Keelty, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of the said parties grantors herein.

Test: James Keelty, Jr. (Seal)
James Keelty, Jr.
Louise H. Keelty (Seal)
Louise H. Keelty
Joseph S. Keelty, (Seal)
Joseph S. Keelty

Alfred T. Jones, Jr.
Alfred T. Jones, Jr.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 27th day of October, in the year, one thousand nine hundred and forty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared James Keelty, Jr., and Louise H. Keelty, his wife, and Joseph S. Keelty, and each acknowledged the foregoing deed to be their respective act.

Witness my hand and official notarial seal.

(Notarial seal) Alfred T. Jones, Jr. Notary Public
(Recorded Oct 27 1948 at 10:40 AM & exd per) T. Braden Silcott - Clerk (Red by dgs)

69924 Kostanty Celmer et al) THIS DEED, made this 20th day of September in the year one thousand nine hundred and forty-eight, by and between Kostanty Celmer and Josephine Celmer, his wife, of Baltimore County in the State of Maryland, of the first part, and Joseph Celmer and Marie Celmer, his wife, of the second part.

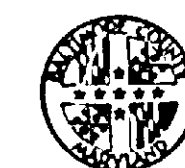
WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Kostanty Celmer and Josephine Celmer, his wife, do grant and convey unto the said Joseph Celmer and Marie Celmer, his wife, as tenants by the entireties, their assigns, the survivor of them, his heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say: Beginning for the same on the east side of Riverside Road as laid out on the plat of Back River Neck Park 30 feet wide said plat being recorded among the land records of Baltimore County in Plat Book #7 folio 4 at the distance of 815.99 feet northeasterly from the beginning of the North 3 degrees 55 minutes East 873.83 foot line of the 33.63 acre tract of land which by deed dated September 12, 1927 and running thence binding on the east side of Riverside Road North 3 degrees 55 minutes East 65 feet and thence running for new division lines through the land of said grantors as follows: South 77 degrees 32 minutes East 125 feet thence running parallel with Riverside Road South 3 degrees 55 minutes West 65 feet and thence running North 77 degrees 32 minutes West 125 feet to the place of beginning. BEING a part of the first parcel of land which by deed dated September 12, 1927 and re-

CASE # 84-306-A
BETTY HINTON GANEWELL (CUTHBERT)
SET FOR 7/19/84

Mr. Hacker,

I am writing to you in regard to the zoning variance petition case # 84-306-A. This would involve the Residence of 134 Hopkins Rd. the home of Jack Cuthbert. For the Record, I would like to state the wishes of myself and my wife Donna. We reside at 148 Hopkins Rd. which is located 5 miles south of the Cuthberts. We are aware of the plans to place the enclosure on the rear of the home, and in no way oppose this action as planned. Mr. Cuthbert is a responsible individual who has indicated that the addition would not be used as a sleeping quarters. We are both supportive of the plans and hope that you would consider this position.

Sincerely,
Mark H. Wane
Donna J. Wane
148 Hopkins Rd.
Baltimore 21212
377-5419



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
June 19, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-306-A

BETTY HINTON GANEWELL

N/S Hopkins Rd., 401.5' S of Blenheim Rd.
(136 Hopkins Rd.)

9th District

Variance to permit a rear yard setback of 42' in lieu of the required 50'

5/11/84 - Z.C.'s Order - Granted w/restrictions

ASSIGNED FOR:

cc: Betty Hinton Cuthbert
Steve DuVall
Chris Batten

Rodgers Forge Comm. Inc. Protestant
c/o Travis Anderson, Pres.

Phyllis C. Friedman, Esq. People's Counsel

Arnold Jablon

Jean Jung

Norman Gerber

James Hoswell

James Dyer

June Holmen, Secy.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Hopkins Rd., 401.5' S of Blenheim Rd. (136 Hopkins Rd. 9th District) : OF BALTIMORE COUNTY

BETTY HINTON GANEWELL, : Case No. 84-306-A
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Betty Hinton Ganevell, 136 Hopkins Road, Baltimore, MD 21212, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Connodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Public Works
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Betty Ganevell
136 Hopkins Road
Baltimore, Md. 21212

RE: Item No. 255 - Case No. 84-306-A
Petitioner - Betty H. Ganevell
Variance Petition

Dear Ms. Ganevell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Connodari, Jr.
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. DISTEL, P.E.
DIRECTOR

April 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #255 (1983-1984)
Property Owner: Betty H. Ganevell
N/S Hopkins Road 401' E. Blenheim Rd.
Acres: 29' 6" X 108 District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #255 (1983-1984).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

N-SW Key Sheet
29 NE 1 Pos. Sheet
NE 8 A Topo
80 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/23/84
Item # 255
Property Owner: Betty H. Ganevell
Location: N/S Hopkins Rd. 401' E. of Blenheim Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance
 LOCATION: North side Hopkins Road, 401.5 ft. South of Blenheim Road (136 Hopkins Road)
 DATE & TIME: Wednesday, May 9, 1984 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 42 ft. in lieu of the required 50 ft.

Being the property of Betty Hinton Gamewell, as shown on plat plan filed with the Zoning Department.

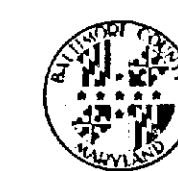
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

In the Ninth Election District of Baltimore County aforesaid, and described as follows, that is to say:

Beginning for the same on the north side of Hopkins Road, at the distance of 401 feet 5 inches easterly from the point where the north side of Hopkins Road if extended westerly would be intersected by the northeast side of Blenheim Rd., if extended southeasterly and at a line drawn at right angles to Hopkins Road midway between the house on the lot now being described and that adjoining on the west, and running thence north 87 degrees 30 minutes east binding on the north side of Hopkins Road, 29 feet 6 inches to a point in a line with the center of the partition wall between the house on the lot now being described and that adjoining on the east, thence north 2 degrees 30 minutes west to and through the center of said wall in all, 108 feet to the south side of an alley 17 feet wide and described and that adjoining on the north side of Hopkins Road, and thence south 87 degrees 30 minutes west binding on said alley with the use thereof in common with others, 29 feet 6 inches to the line drawn from the place of beginning at right angles to Hopkins Road, and thence south 02 degrees 30 minutes east binding thereon 108 feet to the place of beginning. The improvements thereon being known as No. 136 Hopkins Road.

BEING the same lot of ground which by Assignment dated December 17, 1962, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4087, folio 445, was granted and assigned by Wheeler Holding, Inc. to the said Raymond H. Gamewell and Betty H. Gamewell, his wife, subject to the payment of the annual ground rent of One Hundred Twenty Dollars (\$120.00), payable in equal half-yearly installments on the 17th day of June and December in each and every year.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

May 4, 1984

Ms. Betty Hinton Gamewell
 136 Hopkins Road
 Baltimore, Maryland 21212

Re: Petition for Variance
 N/S Hopkins Rd., 401.5' S of Blenheim Rd. (136 Hopkins Road)
 Betty Hinton Gamewell - Petitioner
 Case No. 84-306-A

Dear Ms. Gamewell:

This is to advise you that \$41.72 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - FUND DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 130271

ARNOLD JABLON
 Commissioner

DATE: 5-9-84 ACCOUNT: R-01-615-000

AMOUNT: \$41.72

RECEIVED FROM: Betty H. Gamewell
 FOR: advertising posting Case # 84-306-A

C 065*****417210 065**

VALIDATION OR SIGNATURE OF CASHIER

April 12, 1984

Ms. Betty Hinton Gamewell
 136 Hopkins Road
 Baltimore, Maryland 21212

NOTICE OF HEARING

Re: Petition for Variance
 N/S Hopkins Rd., 401.5' S of Blenheim Road (136 Hopkins Road)
 Case No. 84-306-A

TIME: 10:00 A.M.

DATE: Wednesday, May 9, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 128211

DATE: 3/21/84 ACCOUNT: R-01-615-000

AMOUNT: 35.10

RECEIVED FROM: Betty H. Gamewell
 FOR: advertising posting Case # 84-306-A

C 065*****355010 0224A

VALIDATION OR SIGNATURE OF CASHIER

6422 Pinehurst Road
 Baltimore, Md. 21212
 July 18, 1984

To Whom It May Concern:

I support the granting of an eight foot variance at 136 Hopkins Road for the purpose of adding an enclosed back porch. This property belongs to Betty Hinton Cuthbert.

Sincerely,
 Carol R. Yorkoff

136 Hopkins Road
 Baltimore, MD 21212
 July 10, 1984

To Whom It May Concern:

This letter is to advise that we, the undersigned, residents at the above address and neighbors of the Cuthberts, wish it known that the Cuthberts have discussed their plans for an extension on the rear face of their house with us in detail. They did so at the time when they were just beginning to consider the plan, and they kept us advised throughout. We have absolutely no objections to the erection of the proposed extension. We do not believe that it will reduce the property value of our holdings, or of any of the properties near us. We also do not believe that the extension will create an "eyesore" or look out of place, as there are already several such structures in the neighborhood. We fully support the Cuthberts in their plans and wish them every success.

Sincerely,

Thomas W. Appich Jr.
 Kimberly P. Appich

July 27, 1984

Mr. William T. Hackett
 Chairman, Board of Appeals
 Room 200, Courthouse
 Towson, Maryland 21204

RE: Petition Zoning Variance
 N/S Hopkins Road, 401.5' S of Blenheim Road (136 Hopkins Road) - 9th Election District
 Betty Hinton Gamewell, Petitioner
 Case No. 84-306-A

Dear Mr. Hackett:

Pursuant to the July 19th hearing by the Board of Appeals regarding my petition for zoning variance as referenced above, I would like to offer the following comments to support this petition.

As requested, Mrs. Duval provided me with a copy of the covenants for my particular section of Rodgers Forge.

1. Rodgers Forge Community Association objects to use of open space yet item 7 of covenants clearly allows a garage to be constructed which would obstruct more open space than the addition of a porch.
2. Item 8 speaks to the issue of "sun rooms". Since there are numerous additions that could be classified as "sun rooms" and since no attempt was made by the Rodgers Forge Community Association to have the owners comply with the Baltimore County Zoning regulations or for the removal of such additions, the action against me is clearly discriminatory. I have cooperated fully with Baltimore County requirements, all of which are a part of your file.
3. Mrs. Duval made the correlation between the lowering of property values in Northwood with additions to the properties in that neighborhood. Any native Baltimorean knows that the decline of Northwood property values was the result of unethical and illegal real estate practices which were ruled against by the courts and the Maryland Real Estate Commission.
4. Further, the allegation that the addition would affect the health and safety of residents because it would be a fire hazard is not valid, since Fire Department specifications were incorporated into the design of the requested porch.

RECEIVED
 COUNTY BOARD OF APPEALS
 JUL 27 1984

Mr. William T. Hackett
 July 27, 1984
 Page Two

In the hallway after the July 19th hearing, the President of Rodgers Forge Community Association, Travis Anderson, stated in the presence of others that I "should have just gone ahead and built the porch -- we (Rodgers Forge Community Association) wouldn't have done anything about it".

In addition, I would like to submit the enclosed letters from some of my neighbors to be incorporated in the file on this petition.

I sincerely hope for a favorable ruling in this matter and I honestly believe the community's interests could be better served by the community association's concentrated attention to other areas that may threaten health, safety and stability of this lovely residential section.

Sincerely,

Betty Gamewell Cuthbert
 Betty Gamewell Cuthbert

enc.

136 Hopkins Road
 Baltimore, Maryland 21212

DR. H. GEORGE HAHN II
131 HOPKINS ROAD
BALTIMORE, MARYLAND 21212

July 17, 1984

In re, Case 84-306-A

Mr. William T. Hackett
Chairman
Board of Appeals
Courthouse, Room 200
Towson, Maryland 21204

Dear Mr. Hackett:

This letter is in support of granting a petition zoning variance to Betty Hinton Gamewell of 136 Hopkins Road.

Mrs. Gamewell's property and grounds have, in my thirteen years on Hopkins Road, always been a credit to Rodgers Forge. Her proposed improvement, for which she petitions you, will, I am certain, be tastefully done.

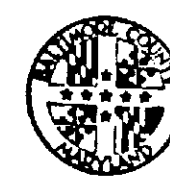
It will not in any way be a nuisance to the neighborhood but will indeed be an improvement to the quality of living in Rodgers Forge.

Both my wife and I strongly advise your granting the petition to Mrs. Gamewell.

Sincerely,

H. George Hahn II

cc



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 4, 1984

Rodgers Forge Community Assn., Inc.
c/o Travis K. Anderson, President
170 Dumbarton Road
Baltimore, MD 21212

Re: Case No. 84-306-A
Betty Hinton Gamewell

Dear Mr. Anderson:

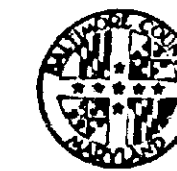
Enclosed herewith in a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Betty Hinton Cuthbert
Chris Batten
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James G. Hoswell
James E. Dyer



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2189

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

October 19, 1984

Mrs. Chris Batten
401 Dumbarton Road
Baltimore, MD 21212

Travis K. Anderson, President
Rodgers Forge Community Assn., Inc.
170 Dumbarton Road
Baltimore, MD 21212

RE: Betty Hinton Gamewell, Petitioner
Zoning Case No. 84-306-A

Dear Mrs. Batten and Mr. Anderson:

We have received a copy of the County Board of Appeals Opinion dated October 4, 1984 in the above-entitled case, and we do not plan an appeal. The court cannot overturn a Board decision unless it is arbitrary or capricious.

You are entitled to appeal in your capacity, as individual Protestants, in which case you may wish to consult private counsel. If you have any questions, please do not hesitate to call me.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

PMZ:sh

RECEIVED
COUNTY BOARD OF APPEALS
OCT 19 1984

May 11, 1984

Mrs. Betty Hinton Cuthbert
136 Hopkins Road
Baltimore, Maryland 21212

IN RE: Petition Zoning Variance
N/S of Hopkins Road, 401.5' S of
Blenheim Road (136 Hopkins Road) -
9th Election District
Betty Hinton Gamewell, Petitioner
Case No. 84-306-A

Dear Mrs. Cuthbert:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ/srl

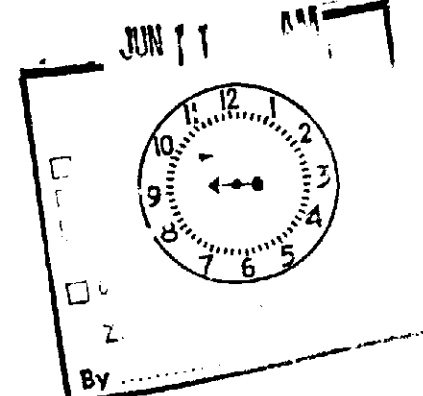
Attachments

cc: People's Counsel

Mrs. Chris Batten
401 Dumbarton Road
Baltimore, Maryland 21212

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212



Travis K. Anderson, President
The Rodgers Forge Community
Association, Inc.
170 Dumbarton Road
Baltimore, Maryland 21212
June 8, 1984

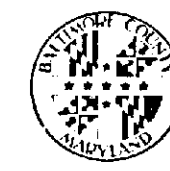
Baltimore County Zoning Board

Gentlemen:

As President of the Rodgers Forge Community Association, Inc., I
Travis K. Anderson, request an appeal of Case No. 84306-A. This case represents a zoning decision found in favor of Betty Hinton Gamewell of 136 Hopkins Road, 9th Election District.

Very truly yours,

Travis K. Anderson
Travis K. Anderson
President



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 13, 1984

Mrs. Betty Hinton Cuthbert
136 Hopkins Road
Baltimore, Maryland 21212

Re: Petition for Variance
N/S of Hopkins Rd., 401.5' S of Blenheim
Road (136 Hopkins Road)
Betty Hinton Gamewell - Petitioner
Case No. 84-306-A

Dear Mrs. Cuthbert:

Please be advised that an appeal has been filed by Rodgers Forge Community, Inc. by Travis K. Anderson, President, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:aj

cc: Mrs. Chris Batten
401 Dumbarton Road
Baltimore, Maryland 21212

People's Counsel

6/19/84 - Following have been notified of hearing set for Thurs. July 19, '84, at 10 a.m.:

Betty Cuthbert
Chris Batten
Travis Anderson
P. Friedman
A. Jablon
J. Jung
N. Gerber
J. Hoswell
J. Dyer

7/19/84 - Per W. T. Hackett - 5 days granted to Mrs. Duvall to supply Board with a copy of deed *Red Hackett*

Mrs. Gamewell has 5 days in which to
reply regarding her opinion of what
the deed states

To: HACKETT	
Date: 7/25	Time: AM PM
WHILE YOU WERE OUT	
M: DEED FILED BY MRS. DUVALL	
IN GAMWELL CASE LATE	
YESTERDAY AFTERNOON. NOTE	
Phone: Area Code Number Extension	
TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	
RETURNED YOUR CALL	URGENT
MESSAGE: IN FILE SAYS THAT MRS. GAMWELL HAS FIVE DAYS TO REPLY BUT THERE IS NO MENTION THAT A COPY HAS BEEN SENT TO MRS. GAMWELL	
<i>Call Mrs. Cuthbert - message</i> ETE	
at 5:00 7/25 Operator	

Mr. William T. Hackett
Chairman, Board of Appeals
Room 200, Courthouse
Towson, Maryland 21204

June 12, 1984

IN RE: Petition Zoning Variance
N/S of Hopkins Road, 401.5' S of
Blenheim Road (136 Hopkins Road) -
9th Election District
Betty Hinton Gamewell, Petitioner
Case No. 84-306-A

Dear Mr. Hackett:

I have been informed that the Rodgers Forge Community Association has appealed the Order for Zoning Variance granted me by the Zoning Commissioner, Arnold Jablon, on May 11, 1984.

Since the Board of Appeals has an extremely full calendar, I would appreciate any consideration you could give me for an early hearing. The appeal concerns my being granted an 8-foot variance to add a porch to the back of my home and I would like very much to enjoy it this summer if possible. My husband is semi-retired and we spend a good deal of time at home especially in the summer when the weather and the crowds make staying at home more comfortable.

Thank you for any relief you can give me.

Sincerely,

Betty Hinton Cuthbert
Betty Hinton Cuthbert (Gamewell)

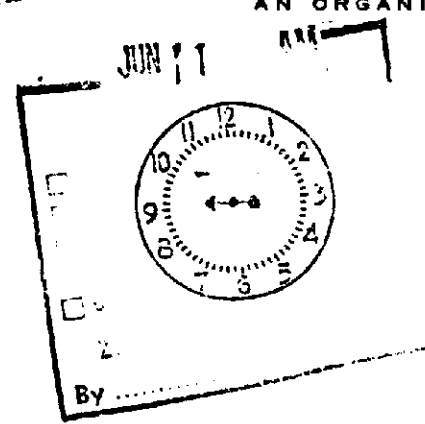
136 Hopkins Road
Baltimore, Md. 21212
377-6920 Home
823-2323 Office

Set for 7/19 - 10 am

RECEIVED
COUNTY BOARD OF APPEALS
JUN 13 1984

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212



Travis K. Anderson, President
The Rodgers Forge Community
Association, Inc.
170 Dumbarton Road
Baltimore, Maryland 21212
June 8, 1984

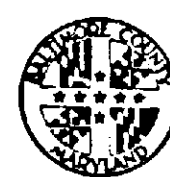
Baltimore County Zoning Board

Gentlemen:

As President of the Rodgers Forge Community Association, Inc., I
Travis K. Anderson, request an appeal of Case No. 84306-A. This case re-
presents a zoning decision found in favor of Betty Hinton Gamewell of 136
Hopkins Road, 9th Election District.

Very truly yours,

Travis K. Anderson
Travis K. Anderson
President



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

June 28, 1984

Travis K. Anderson, President
The Rodgers Forge Community Assn., Inc.
170 Dumbarton Road
Baltimore, Md. 21212

Case No. 84-306-A
Betty Hinton Gamewell

Dear Mr. Anderson:

Your appeal on the above entitled case was filed on
June 8, 1984. On June 12th this Board received a request for an early
hearing since the matter before the Board concerned the construction of
a porch for summertime use only. At that time the assigned date was
open on the docket. Since that time the docket has been scheduled
through the middle of October.

The matter before the Board in this case concerns
one variance pertaining to a rear yard setback. It would appear to
this Board that three weeks is sufficient time to prepare such a case.
Therefore, your request for postponement is hereby denied.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman *per se*

WTH:e

Baltimore County Zoning Board

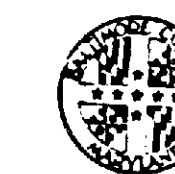
Gentlemen:

As President of the Rodgers Forge Community Association,
Inc., I, Travis K. Anderson, request a postponement of Appeal Case
No. 84-306-A, Betty Hinton Gamewell, assigned for Thursday, July 19,
1984, at 10:00 AM. The assigned date does not provide time enough
to retain an attorney and prepare our case.

Sincerely,

Travis K. Anderson
Travis K. Anderson
President

RECEIVED
COUNTY BOARD OF APPEALS
JUN 28 P 3 34



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

June 28, 1984

Travis K. Anderson, President
The Rodgers Forge Community Assn., Inc.
170 Dumbarton Road
Baltimore, Md. 21212

Re: Case No. 84-306-A
Betty Hinton Gamewell

Dear Mr. Anderson:

Your appeal on the above entitled case was filed on
June 8, 1984. On June 12th this Board received a request for an early
hearing since the matter before the Board concerned the construction of
a porch for summertime use only. At that time the assigned date was
open on the docket. Since that time the docket has been scheduled
through the middle of October.

The matter before the Board in this case concerns
one variance pertaining to a rear yard setback. It would appear to
this Board that three weeks is sufficient time to prepare such a case.
Therefore, your request for postponement is hereby denied.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman *per se*

WTH:e

*This man is going to call to
see about Mr. Hackett's
decision on his request for
postponement.*

July 16, 1984

Petition young Variance.
9th Election District
Balto. County

Re: Case No. 84-306-A.
Betty Gamewell, Petitioner

Gentlemen:

This is to inform you that
Mr. & Mrs. Stanley Swarski of
134 Hopkins Road have no
objection of above party's addition
of rear porch.

Marie N. Swarski
134 Hopkins Rd
Balto Md. 21212

DR. H. GEORGE HAHN II
131 HOPKINS ROAD
BALTIMORE, MARYLAND 21212

July 17, 1984

In re. Case 84-306-A

Mr. William T. Hackett
Chairman
Board of Appeals
Courthouse, Room 200
Towson, Maryland 21204

Dear Mr. Hackett:

This letter is in support of granting a petition
soring variance to Betty Hinton Gamewell of 136 Hopkins
Road.

Mrs. Gamewell's property and grounds have, in
my thirteen years on Hopkins Road, always been a
credit to Rodgers Forge. Her proposed improvement,
for which she petitions you, will, I am certain,
be tastefully done.

It will not in any way be a nuisance to the neighbor-
hood but will indeed be an improvement to the quality
of living in Rodgers Forge.

Both my wife and I strongly advise your granting
the petition to Mrs. Gamewell.

Sincerely,

H. George Hahn II

RECEIVED
COUNTY BOARD OF APPEALS
JUL 17 10 46 AM '84

Dr. and Mrs. Stuart B. Bell
515 Overbrook Road
Baltimore, Maryland 21212
July 15, 1984

In Re: Petition Boring Variance
N/S of Hopkins Road, 401.5' S of
Berkham Rd (136 Hopkins Rd).
9th Election District
Betty Hinton Gamewell,
Petitioner
Case No. 84-306-A

We are in favor of 8 foot
variance for the purpose of
adding an enclosed porch to
the back of 136 Hopkins Road

Cairne O. Bell
St. J. Bell M.D.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 19, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~annexed~~
of one time ~~before~~ before the 9th
day of May, 1984, the first publication
appearing on the 19th day of April,
1984.

THE JEFFERSONIAN,

Arnold Jarmon
Manager.

Cost of Advertisement, \$ 18.00

Case No. 84-306-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of April, 1984

Petitioner: Betty H. Gamewell
Petitioner's
Attorney

Arnold Jarmon
Zoning Commissioner
Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

84-306-A
N/S Hopkins Rd., 401.5' S of Berkham Rd.
(136 Hopkins Road)
Betty Hinton Gamewell
1 SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130540

DATE 6/11/84 ACCOUNT R-01-615-000

AMOUNT \$80.00

RECEIVED FROM: Travis K. Anderson
FOR: Appeal fee of Case 84-306-A
(Betty Hinton Gamewell)

6 022*****806010 8134A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-306-A

District 9th Date of Posting 4-19-84
Posted for: Variance
Petitioner: Betty Hinton Gamewell
Location of property: N/S Hopkins Road 401.5 S. of Blenheim Rd.
(136 Hopkins Road)
Location of Signs: In front of 136 Hopkins Road
Remarks:
Posted by: A. J. [Signature] Date of return: 4-27-84
Number of Signs: 1

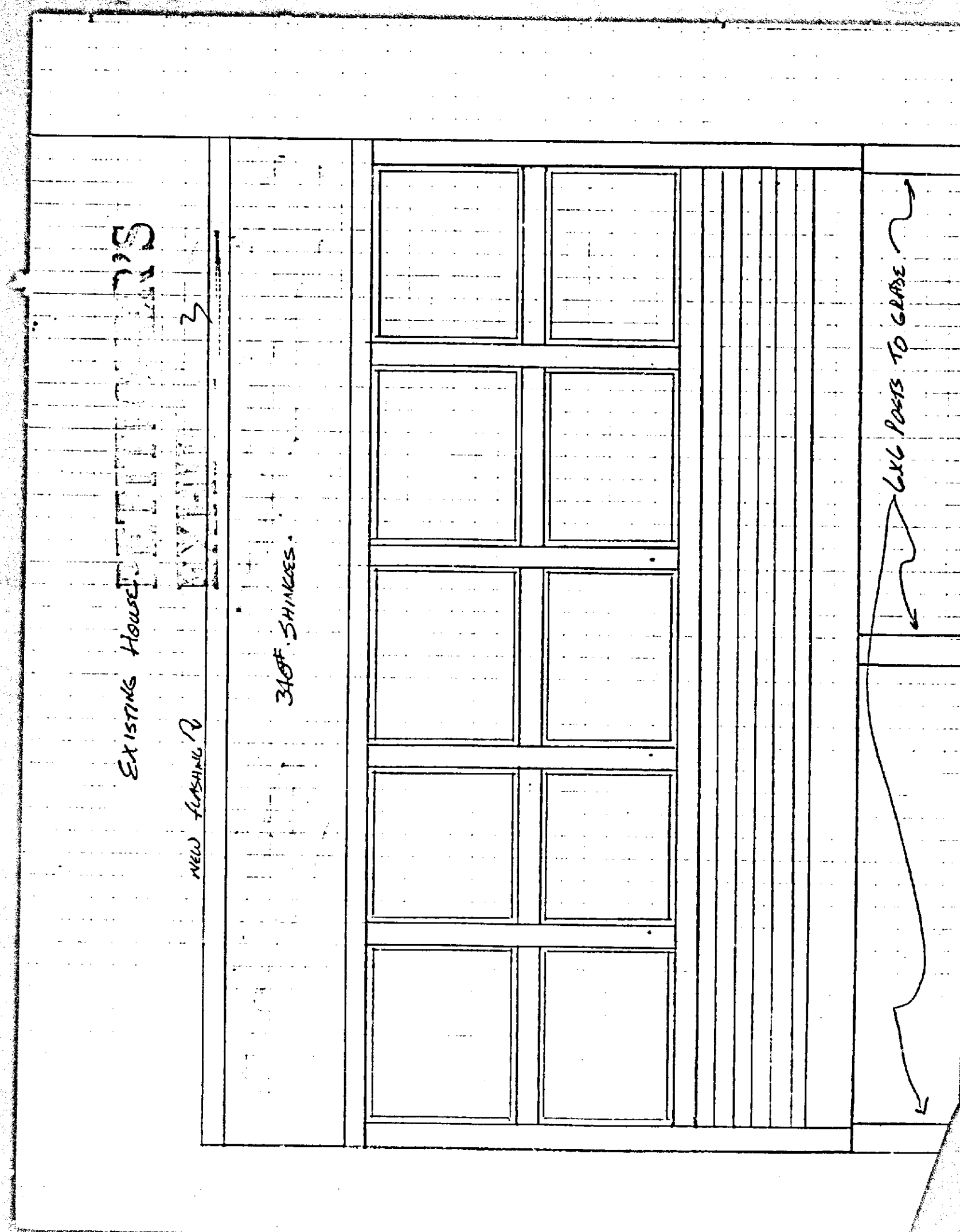
CERTIFICATE OF PUBLICATION

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 18th day of April 1984.

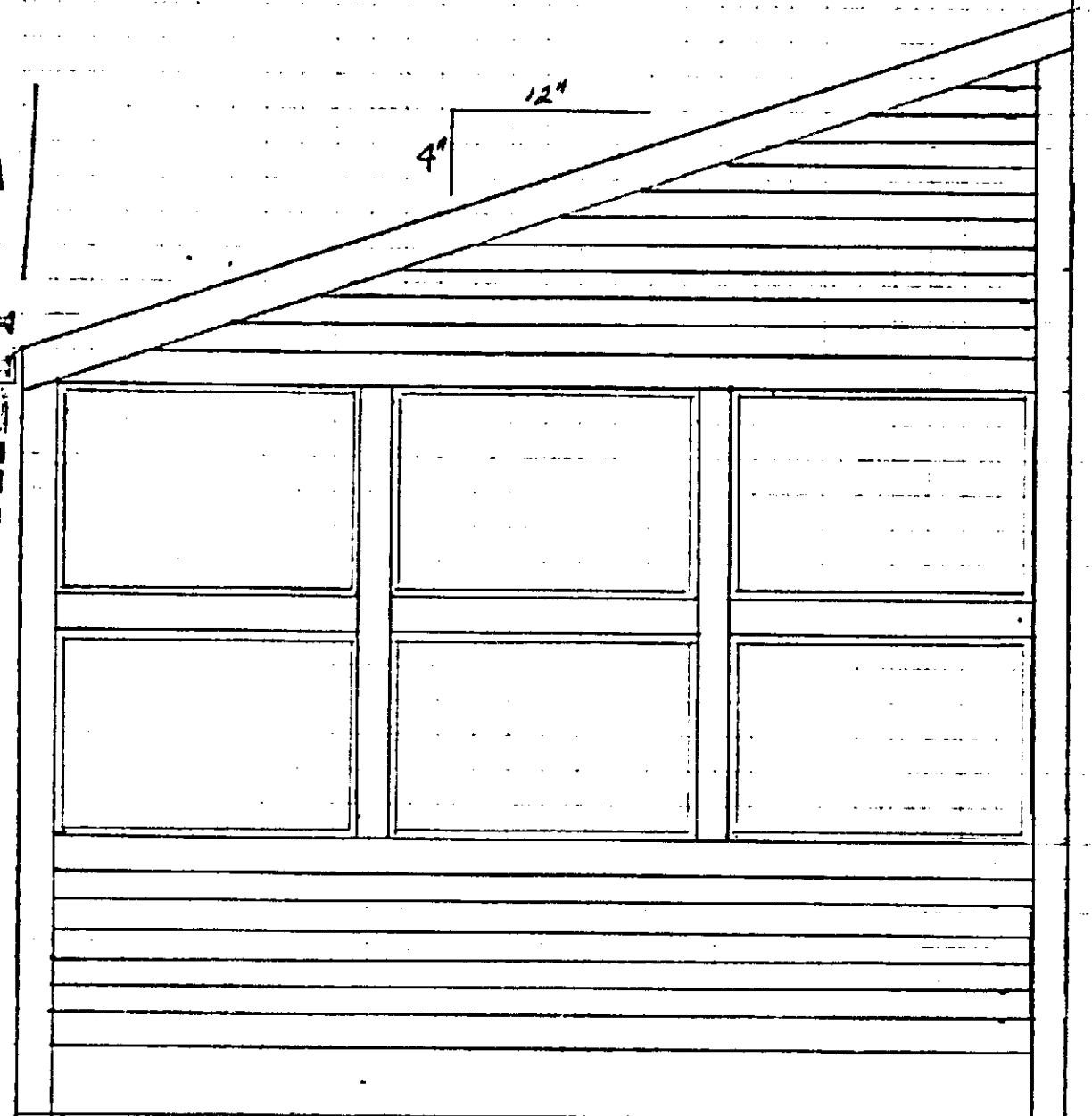
The TOWSON TIMES
M. Angelle

Cost of Advertisement: \$ 18.72



NOTES: - FLOOR JOISTS - 2x10 @ 16" OC } HEM-FIR
EXT. WALLS 2x6 @ 16" OC }
RAFTERS 2x8 @ 16" OC }
SUB-FLOOR 3/4" T&G UNDERLAYMENT
EXT. SHEATHING 1/2" CDX PLYWOOD
SIDING 1/2" x 4" CL. CEDAR 4 1/2" EXPOSURE
EXT. TRIM 3/4" CL CEDAR
SHINGLES 340# ARCHITECTURAL GRAY - COLOR BY OWNER
WINDOWS AWNING TYPE 37 PELLA-CLAD -
INSULATION 6" IN WALLS - 10" IN FLOOR - 8" IN CEILING.
EXT. STAIN - OLYMPIC WEATHER SHIELD - 2 COATS.

PETITIONER'S
EXHIBIT



TREATED LVL
POST
POST IN CONC
FTNG.

EAST ELEVATION.

FTNG TO BE 36" BELOW GRADE.
FTNG TO BE 12" IN DIAMETER.

SCALE - 1/2" = 1'

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

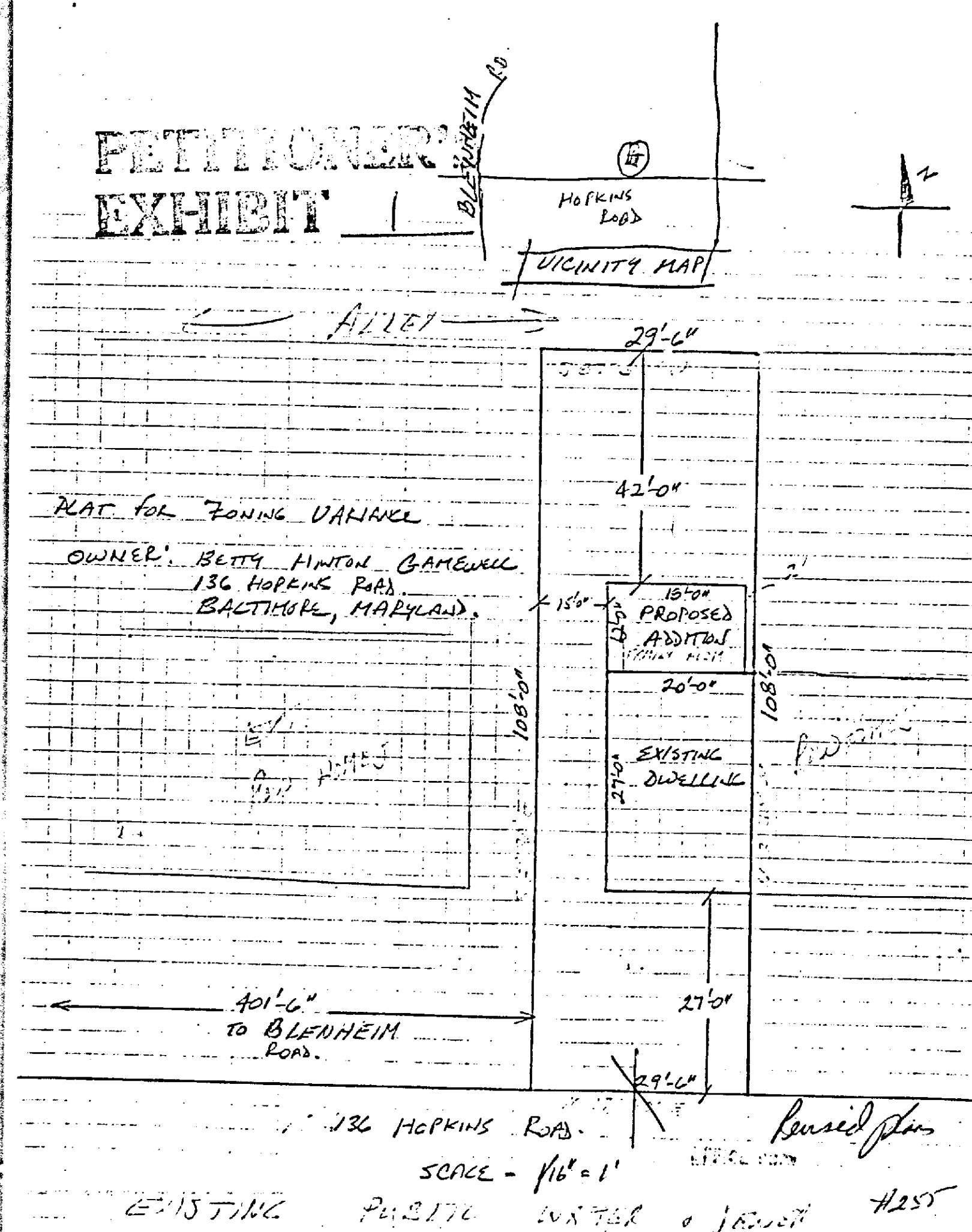
84-306-A

District 9th Date of Posting June 22-84
Posted for: Appeal
Petitioner: Betty Hinton Gamewell
Location of property: N/S Hopkins Road 401.5 S. of
Blenheim Road (136 Hopkins Road)
Location of Signs: In front of 136 Hopkins Road
Remarks:
Posted by: A. J. [Signature] Date of return: June 22-84
Number of Signs: 1

PETITIONER'S
EXHIBIT

MAP FOR ZONING VARIANCE

OWNER: BETTY HINTON GAMESWELL
136 HOPKINS ROAD
BALTIMORE, MARYLAND



136 HOPKINS ROAD

SCALE - 1/8" = 1'

EXISTING POSTING CENTER OF JACOB H25